



Carmel Clay Comprehensive Plan



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LAND CLASSIFICATION PLAN INTRODUCTION

Part 3: Land Classification Plan describes and establishes different land classifications to be applied appropriately across Carmel’s planning jurisdiction, similar to a future land use plan. The term “land classification” is used instead of “land use” because each classification integrates both land use and development form. This hybrid approach for classifying land will result in a better system for managing land development.

The following land classifications are used on the Land Classification Map:

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Land Classification Map

The Land Classification Map is described on page 44, followed by the map on page 45.

Land Classifications and Descriptions

Each of the land classifications listed above have a page dedicated to describing how it can be used to manage growth and development. Further, the following headings are used to convey the essence of each classification. These descriptions are intended to be conceptual.

Purpose: This section gives the reader a brief description of why the land use classification has been established.

Geographic Location: This section conveys where each classification is best utilized within Carmel’s planning jurisdiction. Some descriptions are vague because they can be widely applied, while others are very specific to geographic locations.

Land Uses: This section describes the general land uses that would be permitted in the classification. The zoning ordinance would indicate specific land uses permitted.

Intensity/Density: This section describes the intended intensity of commercial uses and density of residential uses that would be fitting of the classification. The zoning ordinance may utilize more than one zoning district to regulate each classification.

Examples: This section strives to convey one or more developments in Carmel that represent the classification. All examples may not be exact matches, but represent the most similar in intensity and density.

Appropriate Adjacent Classifications: This section describes the land use classifications that are best used adjacent to the subject classification. Three categories of compatibility exist. “Best Fit” are classifications that are most suited for adjacency. “Conditional Fit” indicates land classifications that are suitable for adjacency if the building orientation, transitions, and architecture are implemented with sensitivity to the context. The third category are those land classifications not listed, which represent classifications that are not typically appropriate adjacent to the subject classification.

Structure Features: This section identifies critical structural features that help achieve the purpose of the classification. Most statements are in regard to height, mass, or form of the structure.

Structure Orientation On Site: This section addresses where the footprint of the structure is located. Options typically include centralized (setbacks on all four sides), zero lot-line (front, rear, and one-side setback), build-to (specific front setback), or no setbacks (the structure can cover the entire site).

Development Features: This section denotes requirements of subdivisions, planned unit developments, or development plan projects. Typically, whole-development standards are described.

Regulation Implementation: This section describes how the City’s development regulations will implement the land use classification’s intent.

PARKS AND RECREATION

Purpose

- To identify conservation areas, and to establish open space areas for private and public parks and recreation.

Geographic Location

- Distributed throughout Carmel, especially in proximity to high and medium density residential areas; and adjacent to the Monon Greenway, White River, and other greenways.

Land Uses

- Parks, pocket parks, recreation, linear trails, greenways, golf courses, natural areas, and the like.

Intensity/Density

- Not applicable.

Examples

- West Park, Central Park, and Hazel Landing Park.
- Village of West Clay pocket parks.

Appropriate Adjacent Classifications

- Best Fit: Any land use classification.

Structure Features

- Sensitive to the natural environment or context.

Structure Orientation On Site

- Not applicable.

Development Features

- Protect existing (pre-development) environmental features.
- Enhance the natural environment.
- Internal and external bicycle and pedestrian connectivity.
- Promote recreation, including passive enjoyment of nature.

Regulation Implementation

- Utilize traditional zoning to regulate this land classification.



The Plum Creek Golf Course is a good example of privately held property that is classified as Parks and Recreation.



West Park has areas dedicated to passive recreation. Its wonderful natural features are blended with a playground, shelters, and other park facilities.



Another example of the Parks and Recreation classification is the Monon Center Outdoor Aqua Park (Central Park) at 111th Street west of the Monon Greenway.

ESTATE RESIDENTIAL

Purpose

- To establish and protect residential housing opportunities for people who desire a large residential lot, enjoy secluded living, or prefer living integrally with nature, and who require minimal city conveniences.

Geographic Location

- Predominant in West Carmel.

Land Uses

- Single-family detached residential only.

Intensity/Density

- Residential development less than 1.0 dwelling unit per acre.

Examples

- Bridlebourne (northeast of 106th Street and Shelbourne Road).
- Laurelwood (southeast of 106th Street and Ditch Road).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Estate Residential, and Low Intensity Suburban Residential.
- Conditional Fit: Suburban Residential and Institutional Node.

Structure Features

- Maximum three stories.
- Gable and hip roofs.
- Structures are generally wider than they are deep.
- Front facade generally facing public right-of-way.

Structure Orientation On Site

- Centralized building envelope.

Development Features

- Minimum of 10% open space in subdivisions. The perception of substantial open space should exist from larger lots and setbacks.
- Internal and external bicycle and pedestrian connectivity.
- Protect existing (pre-development) environmental features.
- Guest houses and detached facilities are permissible.

Regulation Implementation

- Utilize traditional zoning to regulate this land classification.



This residence is a good example of Estate Residential in West Carmel.



Estate Residential is established for large homes that may be isolated on large estates.



Estate Residential is established for large homes on large lots that may be located within a neighborhood.

LOW INTENSITY SUBURBAN RESIDENTIAL

Purpose

- To establish and protect housing opportunities for people who desire low density or subdivision living.

Geographic Location

- Dominantly appropriate in West and East Carmel.

Land Uses

- Single-family detached residential only.

Intensity/Density

- Density in platted subdivisions between 1.0 and 1.3 dwelling units per acre.

Examples

- Claridge Farms (between Clay Center Road and Hoover Road).
- Long Branch Estates (116th Street and Shelborne Road).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Estate Residential, Low Intensity Suburban Residential, and Suburban Residential.
- Conditional Fit: Neighborhood Support Center, and Institutional Node.

Structure Features

- Maximum two stories.
- Gable and hip roofs.
- Attached garages.
- Structures are generally wider than they are deep.

Structure Orientation On Site

- Centralized building envelope.
- Front facade generally facing public right-of-way.
- Attached garages with either side, rear, or courtyard loading.

Development Features

- Minimum of 15% open space in subdivisions.
- At least 50% of all open space should be usable.
- Predominant use of curvilinear street layout.
- Internal and external bicycle and pedestrian connectivity.
- Protect existing (pre-development) environmental features.
- Integrate with existing (pre-development) environmental features.

Regulation Implementation

- Utilize traditional zoning to regulate this land classification.



Homes in The Lakes at Hazel Dell represent suburban development on larger lots, representing the density allowed in the Low Intensity Suburban Residential classification.



The Lakes at Hayden Run (131st Street and Towne Road) represent the upper density range allowed in the Low Intensity Suburban Residential classification.

SUBURBAN RESIDENTIAL

Purpose

- To establish housing opportunities for people who desire moderately dense subdivision living.

Geographic Location

- Dominantly appropriate in East, North Central, and South Central Carmel. Limitedly appropriate in West Carmel.

Land Uses

- Single-family detached residential only.
- One-story ranch and cottage homes are encouraged.

Intensity/Density

- Density in platted subdivisions between 1.4 and 4.0 dwelling units per acre.

Examples

- Fairgreen Trace (116th Street west of Range Line Road).
- Bentley Oaks (136th Street and Oak Ridge Road).
- Plum Creek Village (126th Street and River Road).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Low Intensity Suburban Residential, Suburban Residential, and Neighborhood Support Center.
- Conditional Fit: Estate Residential, Urban Residential, Attached Residential, Neighborhood Service Node, Community Vitality Node, Employment Node, and Institutional Node.

Structure Features

- One-story encouraged; maximum two stories.
- Gable and hip roofs.
- Attached garages with either side, rear, or courtyard loading.
- Structures generally wider than they are deep.

Structure Orientation On Site

- Centralized or zero-lot-line building envelope.
- Front facade generally facing public right-of-way.

Development Features

- Minimum of 20% open space in subdivisions.
- At least 50% of all open space should be usable.
- Predominant use of curvilinear street layout.
- Internal and external bicycle and pedestrian connectivity.
- Protect existing (pre-development) environmental features.

Regulation Implementation

- Utilize two or more zoning districts to regulate this land classification.
- Utilize traditional zoning to regulate this land classification.



The Enclave of Carmel represents the highest density range allowed within the Suburban Residential classification.



Older single-family neighborhoods, like Brookshire Village, typically built on one-third acre lots, represent mid-range densities allowed in the Suburban Residential classification.



The Overture represents a lower density Suburban Residential neighborhood.

URBAN RESIDENTIAL

Purpose

- To establish housing opportunities for people who desire historic neighborhoods or new subdivisions modeled after traditional neighborhood design.

Geographic Location

- Utilized primarily in North Central and South Central Carmel, and in developments modeled after traditional neighborhood design.

Land Uses

- Single-family detached residential.
- Townhouses or similar residences (up to 15%).
- Two-unit residences (up to 5%).

Intensity/Density

- Density in platted subdivisions will generally be between 4.0 and 8.0 dwelling units per acre.

Examples

- Old Town Carmel.
- Portions of Village of West Clay (131st Street and Towne Road), in form only.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Urban Residential, Attached Residential, and Neighborhood Support Center.
- Conditional Fit: Suburban Residential, Neighborhood Service Node, Community Vitality Node, Employment Node, Core Support, Secondary Core, and Institutional Node.

Structure Features

- Maximum two stories. However, three stories may be appropriate in some circumstances.
- Gable and hip roofs.
- Detached garages.
- Structures are generally deeper than they are wide.
- Front porches (or emphasized front doors).

Structure Orientation On Site

- Front facade must face public right-of-way.
- Centralized or zero lot-line building envelope.

Development Features

- Minimum of 10% open space in subdivisions.
- At least 50% of all open space should be usable.
- Grid or modified grid street layout.
- Internal and external bicycle and pedestrian connectivity.
- Predominant use of alleys for garage access.
- On-street parking.
- Protect existing (pre-development) environmental features.
- Two-unit structures, if used, will only be permitted on corners and must have designs fitting the context.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



The historic residential areas in close proximity to Old Town accurately reflect the form of Urban Residential.



Some residential areas in the Village of West Clay are good examples of newly constructed Urban Residential form.



The above photo represents a two-unit structure located on an urban residential corner. Note that the structure is designed to fit the form of a single-family neighborhood. The photo is from the Meridian-Kessler Neighborhood in Indianapolis.

ATTACHED RESIDENTIAL

Purpose

- To diversify housing opportunities for young professionals, transitional families, empty nesters, and workforce housing near amenities and where connectivity is good.

Geographic Location

- Utilized throughout Carmel, but primarily in North and South Central Carmel.
- Most appropriate near major thoroughfares, urban centers, parks, vitality centers, and schools.

Land Uses

- Town houses.
- Condominiums.
- Apartments.

Intensity/Density

- Density in developments may be 7.0 dwelling units per acre or greater.

Examples

- North Haven (96th Street and Gray Road).
- Providence at Old Meridian.
- Townhomes at City Center (City Center Drive).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Urban Residential, Attached Residential, Neighborhood Support Center, Neighborhood Service Node, Institutional Node, Community Vitality Node, and Core Support.
- Conditional Fit: Suburban Residential, Employment Node, Regional Vitality Mode, Secondary Core, and Primary Core.

Structure Features

- Maximum two stories, or three stories if context reflects the same scale.
- No front loading garages for town houses or apartments.
- Gable and hip roofs.

Structure Orientation On Site

- Centralized, zero lot line, or build-to front line building envelope.

Development Features

- Minimum of 20% open space in subdivisions, and similar percentage in unplatted development (e.g. condominium).
- At least 50% of all open space should be usable.
- Parking to the side or rear of buildings.
- Internal and external bicycle and pedestrian connectivity.
- Protect pre-development environmental features.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



This condominium development reflects the use and form of Attached Residential.



This apartment development is designed to reflect townhouses and is a good example of how Attached Residential can be used in close proximity to Core Support and Secondary Core classifications.



Kensington Place is a good example of a lower density attached residential development. Although it doesn't fit the traditional form of Attached Residential, it would be appropriate in select locations.

NEIGHBORHOOD SUPPORT CENTER

Purpose

- To establish areas for significantly limited uses (e.g. a corner store) that provide daily goods, services and amenities to residential areas within walking distance. These centers should provide a notable benefit without negative impact to nearby residential properties.

Geographic Location

- Strategically utilized throughout Carmel within walking or cycling proximity to suburban, urban, and attached residential classifications.

Land Uses

- Upper story residential and nonresidential on ground floors.
- Live-work units.
- Community center, plaza, or community green.
- Fitness center.
- Small convenience store (no gasoline sales).

Intensity/Density

- Residential density in developments should not exceed 2.0 units per acre.
- Nonresidential intensity shall be strictly limited. The space of any Neighborhood Support Center should be limited to 7,500 sq. ft. cumulatively, and shall be at least 1 mile from any other Neighborhood Support Center or Neighborhood Service Node.

Examples

- (see image to the right)

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Suburban Residential, Urban Residential, Attached Residential, Institutional Node, and Community Vitality Node.
- Conditional Fit: Low Intensity Suburban Residential.

Structure Features

- Maximum two stories.
- Gable and hip roofs, or flat if appropriately incorporated into a traditional neighborhood development.
- Storefront windows.
- Context sensitive materials.

Structure Orientation On Site

- Centralized building envelope unless incorporated into a traditional neighborhood development.
- Buffering adjacent residential uses.

Development Features

- Parking in front of building is disallowed.
- Great sensitivity to traffic circulation, lighting, signs, connectivity and hours of operation; no drive-through's.
- Parking to the side or rear of buildings.
- Protect pre-development environmental features.
- Internal and external bicycle and pedestrian connectivity.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



This small retail building in Cherry Hill, Michigan is an example of the small scale of the Neighborhood Support Center classification.

NEIGHBORHOOD SERVICE NODE

Purpose

- To establish areas for mixed-use development integrating residential, localized amenities, and neighborhood-serving commercial.

Geographic Location

- Strategically utilized around Carmel in walking or cycling proximity to suburban, urban, and attached residential classifications.

Land Uses

- Predominantly nonresidential on ground floors.
- Live-work units.
- Community center, plaza, or community green.
- Fitness center, Boys and Girls Club, or YMCA.
- Ground floor restaurant, office, entertainment, commercial, or, institutional on all other floors.

Intensity/Density

- Residential density in developments should not exceed 6.0 units per acre.
- Nonresidential intensity shall be strictly limited. The space of any single tenant should be limited to 5,000 sq. ft. and building footprints should be limited to 20,000 sq. ft.
- Maximum of 80,000 sq. ft. cumulatively in any node.

Examples

- Select buildings in the Village of WestClay.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Attached Residential, Neighborhood Service Node, Institutional Node, Community Vitality Node, and Employment Node.
- Conditional Fit: Suburban Residential, Urban Residential, Regional Vitality Node, and Core Support.

Structure Features

- Maximum two stories.
- Gable and hip roofs, or flat if appropriately incorporated into a traditional neighborhood development.
- Transparent glass/permeable storefronts.
- Context sensitive materials.

Structure Orientation On Site

- Centralized building envelope unless incorporated into a traditional neighborhood development.
- Buffering adjacent residential uses.

Development Features

- Great sensitivity to traffic circulation, lighting, signs, connectivity and hours of operation.
- Parking to the side or rear of buildings.
- Protect pre-development environmental features.
- Internal and external bicycle and pedestrian connectivity.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



This two-story building in the Village of WestClay is a good example of neighborhood-serving commercial designed to reflect the context.



This type of small commercial center at Hazel Dell Parkway and 131st Street is appropriate in proximity to suburban residential neighborhoods when transitions are addressed.

INSTITUTIONAL NODE

Purpose

- To establish areas for school and other institutional campuses, and municipal facilities.

Geographic Location

- Utilized throughout Carmel, but most appropriate along major thoroughfares. Institutions of a smaller scale may be integrated sensitively into neighborhoods.

Land Uses

- Places of worship, school, library, and hospital campus.
- Federal, State and local government facilities.
- Emergency services.

Intensity/Density

- Context sensitive.

Examples

- Carmel High School.
- Our Lady of Mt. Carmel.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Attached Residential, Neighborhood Support Center, Neighborhood Service Node, Institutional Node, Community Vitality Node, Employment Node, Regional Vitality Node, Core Support, Secondary Core, and Primary Core.
- Conditional Fit: Estate Residential, Low Intensity Suburban Residential, Suburban Residential, and Urban Residential.

Structure Features

- Context sensitive.

Structure Orientation On Site

- Context sensitive.

Development Features

- Context sensitive.
- Mixed uses are generally allowed, but should be related to the primary use. For instance, a church could have a parsonage, book store, or day-care center integrated into the campus.
- Internal and external bicycle and pedestrian connectivity.
- Protect pre-development environmental features.
- Buffer adjacent residential development appropriately.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



Creekside Middle School is an example of an Institutional Node and represents a form that could be incorporated into nearly any area in the City.



The City Hall with its campus-like facility is another example of an Institutional Node. This form is best suited for the City Center area.



Places of worship are no longer used just one-day per week. Mega-churches are becoming more common and are used for long durations every day. The Capstone Cafe and Bookstore is a good example of extra uses incorporated into a church.

COMMUNITY VITALITY NODE

Purpose

- To establish areas for community-serving and neighborhood-serving commercial development with opportunity to integrate mixed uses.

Geographic Location

- Most appropriate near parkway arterial, urban arterial, arterial, and primary arterial streets.

Land Uses

- Dominantly retail, service, office, entertainment, restaurant, and institutional.
- Residential is allowed, but only on upper floors.

Intensity/Density

- Commercial intensity is limited by the maximum building envelope, maximum impervious surface, and on-site parking requirements.
- Residential density in developments should not exceed 10.0 units per acre and must be primarily in upper floors.

Examples

- Merchants' Square.
- West Carmel Center (Michigan Road and 106th Street).
- Brookshire Village Shoppes.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Attached Residential, Neighborhood Support Center, Neighborhood Service Node, Institutional Node, Community Vitality Node, Employment Node, and Regional Vitality Node.
- Conditional Fit: Suburban Residential, and Urban Residential.

Structure Features

- Maximum two stories, or three stories if context reflects the same scale.
- Transparent glass/permeable storefronts.

Structure Orientation On Site

- Context sensitive with the following options: centralized or build-to front line building envelope.

Development Features

- Internal and external bicycle and pedestrian connectivity.
- Small to moderate front setbacks.
- Screened and landscaped parking areas.
- Protect pre-development environmental features.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



Chain restaurants typically function as a Community Vitality Node. This Donatos Pizza along Michigan Road represents the desired small to moderate front setback.



Community Vitality Nodes are served by large roads and often have stand-alone as well as clustered businesses.



Although strip centers are not preferred, they do typify Community Vitality Nodes. Their buildings and public parking lots are too large to be integrated into neighborhoods, but are too small to draw people from a large region.

EMPLOYMENT NODE

Purpose

- To establish areas for large office buildings providing regional employment with opportunity to integrate employment-serving mixed uses.

Geographic Location

- Predominantly in North and South Central Carmel.
- Most appropriate near highways and major arterials with excellent accessibility.

Land Uses

- Professional and business office.
- Hospital and medical office.
- Office-supporting commercial (e.g. small scale restaurants, coffee houses, print shops, and office supply stores that directly support office uses).
- Residential is allowed on 4th or higher floors.

Intensity/Density

- Commercial intensity is limited by the maximum building envelope, maximum impervious surface, and on-site parking requirements.
- Residential density in developments should not exceed 14.0 units per acre.

Examples

- U.S. 31 Corridor.
- Parkwood Crossing East.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Neighborhood Service Node, Institutional Node, Community Vitality Node, Employment Node, and Regional Vitality Node.
- Conditional Fit: Suburban Residential, Urban Residential, Attached Residential, Core Support, and Secondary Core.

Structure Features

- Maximum four stories.
- Minimum four stories and maximum ten stories along U.S. 31 and I-465, but not adjacent to Illinois Street.

Structure Orientation On Site

- Centralized with significant setback from highway corridors and single-family residential areas.

Development Features

- Parking should be located where it has the least impact on aesthetics.
- Internal and external bicycle and pedestrian connectivity.
- Protect pre-development environmental features.
- Secure and sheltered bicycle parking, and shower and changing facilities for bicycle commuters.

Regulation Implementation

- Utilize traditional zoning to regulate this land classification.



High quality architecture ensures that the City's position as an attractive locale for regional, national, and international corporations is maintained.



Hospitals and medical facilities such as the Clarian North Hospital are examples of developments that fit into Employment Nodes.



Medium-scale office serves regional employment needs while providing a context-sensitive transition to neighboring residential areas.

REGIONAL VITALITY NODE

Purpose

- To establish areas for regional-serving and community-serving commercial development with opportunity to integrate mixed uses, including residential.
- To accommodate outdoor life-style centers and similar development trends.

Geographic Location

- Most appropriate near highways and major thoroughfares with excellent accessibility.

Land Uses

- Retail, service, hotel, office, entertainment, and restaurant.
- Residential is appropriate when master planned into the development.

Intensity/Density

- Commercial intensity is limited by the minimum land area, maximum building envelope, maximum impervious surface, and on-site parking requirements.
- Residential density is limited to 16.0 units per acre.

Examples

- Clay Terrace (146th Street and U.S. 31).
- West Carmel Marketplace (Michigan Road south of 106th Street).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Institutional Node, Community Vitality Node, Employment Node, and Regional Vitality Node.
- Conditional Fit: Attached Residential, Neighborhood Service Node, and Core Support.

Structure Features

- Maximum three stories, or eight stories if within the U.S. 31 Corridor overlay.
- Front facade generally facing public right-of-way.

Structure Orientation On Site

- Centralized or build-to front line building envelope.

Development Features

- Small or moderate front setbacks.
- Screened and landscaped parking areas.
- Excellent bicycle and pedestrian connectivity.
- Facilitate automobile accessibility.

Regulation Implementation

- Utilize hybrid (traditional and form-based) zoning to regulate this land classification.



Clay Terrace is a regional destination because it has numerous national, regional, and local chain retail shops. Predominately, people reach this destination by vehicle, which is typical of a Regional Vitality Node.



Although Clay Terrace is a Regional Vitality Node, it has been designed for pedestrian comfort outside the parking areas.



The City is committed to a higher standard for architectural design than the typical corporate branded architecture.

CORE SUPPORT

Purpose

- To establish areas for urban mixed-use development transitioning away from the Primary and Secondary Core land classifications. The predominant uses are residential or commercial uses with lower impact.

Geographic Location

- Exclusively utilized in North Central Carmel.

Land Uses

- Residential and office uses are allowed on all floors.
- Retail, service, office, entertainment, restaurant, and institutional uses are allowed on ground floors.
- Live/work units.
- Public surface parking lots are allowed behind buildings.

Intensity/Density

- Residential density is limited by the maximum building envelope Commercial intensity should be sensitive to adjacent classifications

Examples

- Townhomes at City Center (City Center Drive).
- Carmel Center Apartments (City Center Drive).

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Attached Residential, Institutional Node, Core Support, Secondary Core, and Primary Core.
- Conditional Fit: Urban Residential, Neighborhood Service Node, Employment Node, and Regional Vitality Node.

Structure Features

- Minimum two stories and maximum three stories.
- All facades facing a public right-of-way must have at least two windows per floor.

Structure Orientation On Site

- Front facade built to right-of-way.

Development Features

- Minimum of 15% open space in developments.
- Excellent bicycle and pedestrian connectivity.
- Off-street parking is partially supplemented by on-street parking.

Regulation Implementation

- Utilize form-based zoning to regulate this land classification.



These three-story townhouses are a good example of form and use to transition away from more urban development.



Live/work units are an excellent form of development to help transition away from Primary or Secondary Core classifications.



Office uses with similar intensity as townhouses or multiple-family developments, such as Pedcor at City Center, are a good example of Core Support.

SECONDARY CORE

Purpose

- Secondary Core can serve as a transition away from Primary Core, or can be its own urban center in appropriate areas.
- To establish moderately intense urban nodes akin to a downtown with commercial and residential uses.

Geographic Location

- Exclusively utilized in North Central Carmel and limited use at the Village of WestClay.

Land Uses

- Ground Floor: Retail, service, offices, entertainment, restaurant, and institutional.
- Upper Floor(s): Residential, retail, service, office, entertainment, restaurant, and institutional uses.
- Parking garages are allowed behind or underneath buildings.

Intensity/Density

- Residential density is limited by the minimum land area and maximum building envelope standards.
- Commercial intensity is limited by the minimum land area and maximum building envelope standards.

Examples

- Village of WestClay's commercial core.
- Old Town.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Institutional Node, Core Support, Secondary Core, and Primary Core.
- Conditional Fit: Urban Residential, Attached Residential, and Employment Node.

Structure Features

- Minimum two stories and maximum four stories.
- Ground floor facades must be pedestrian friendly and utilize significant transparent glass.
- Wide facades must have architectural relief.

Structure Orientation On Site

- Front facade built to right-of-way.
- A maximum of three stories at the right-of-way with all other stories stepped back.

Development Features

- Outdoor seating for restaurants is encouraged.
- Outdoor storage is prohibited.
- Pocket parks are encouraged.
- Internal and external bicycle and pedestrian connectivity.
- Parking is generally provided off-site in parking facilities and on-street.

Regulation Implementation

- Utilize form-based zoning to regulate this land classification.



AMLI at Old Town is a good example of new construction that represents Secondary Core.



Although the commercial district in the Village of WestClay functions as neighborhood-serving commercial, the massing and placement of this building reflects the desired form of Secondary Core.



Historic buildings in Old Town are good examples of Secondary Core.

PRIMARY CORE

Purpose

- To establish intense urban areas for downtown commercial and dense residential uses. Primary Core will only be allowed in select areas in North Central Carmel.

Geographic Location

- Exclusively utilized in North Central Carmel, specifically at City Center and Old Town.

Land Uses

- Ground Floor: Retail, service, offices, entertainment, restaurant, and institutional.
- Upper Floor(s): Residential, retail, service, office, entertainment, restaurant, and institutional uses.
- Public parking garages are allowed behind buildings or in upper floors if fronting on a streetscape.

Intensity/Density

- Residential density is limited by the minimum land area and maximum building envelope standards.
- Commercial intensity is limited by the minimum land area and maximum building envelope standards.

Examples

- Pedcor at City Center.
- Old Town Shops.

Appropriate Adjacent Classifications

- Best Fit: Parks and Recreation, Institutional Node, Core Support, Secondary Core, and Primary Core.
- Conditional Fit: Attached Residential.

Structure Features

- Minimum four stories and maximum eight stories.
- Ground floor facades must be pedestrian friendly and utilize significant transparent glass.
- Wide facades must have architectural relief.

Structure Orientation On Site

- Front facade built to right-of-way.
- A maximum of five stories at the right-of-way with all other stories stepped back.

Development Features

- Outdoor seating for restaurants is encouraged.
- Outdoor storage is prohibited.
- Internal and external bicycle and pedestrian connectivity.
- Parking is generally provided off-site in parking facilities and on-street.
- Contemplate access to mass transit.

Regulation Implementation

- Utilize form-based zoning to regulate this land classification.



The Old Town Shoppes provides a good example of Primary Core.



This illustration depicts a proposed development in City Center. When constructed, this building would accurately reflect the characteristics of Primary Core.

APPROPRIATE ADJACENT LAND CLASSIFICATIONS TABLE

The below table provides a quick reference for determining land classification compatibility. The information in this table mirrors the content in each of the land classification descriptions on the previous pages. “B” stands for Best Fit and “C” stands for Conditional Fit, meaning it is appropriate when the more intense development is installed with sensitivity to the adjacent land classification.

LAND CLASSIFICATION MAP DESCRIPTION

The Land Classification Map on the following page designates the general distribution of land classifications that will help manage land use, community form, and connectivity; and improve quality of life.

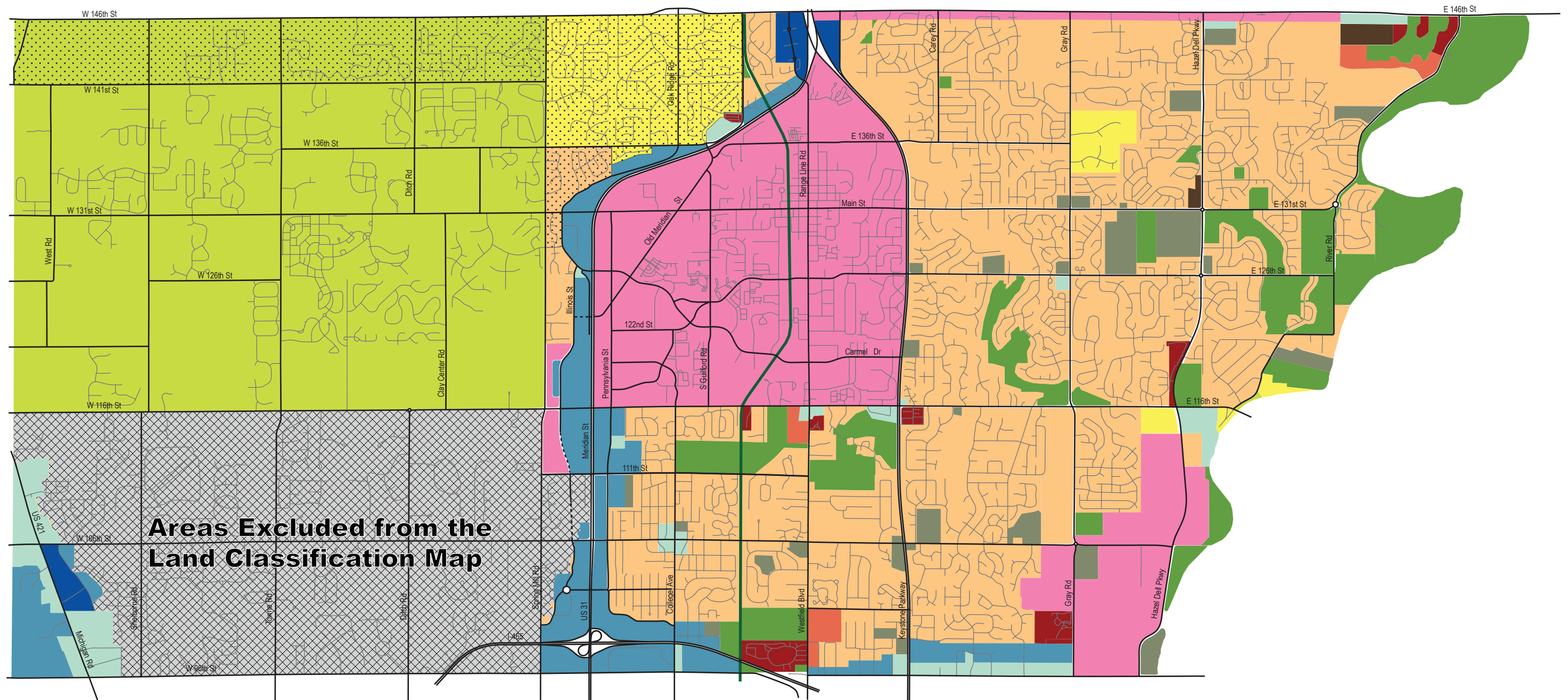
Specifically, the map depicts the community’s land use and development form goals (land classifications) in a conceptual manner. It should not be construed as representing the precise location of land classifications, but used as a foundation for support and influence with land use and development form decisions and zoning map changes.

The Land Classification Map does not establish the right to a certain density or intensity. The *C3 Plan* is a broad-brush approach to future land planning. Each development proposal should be reviewed with consideration of all sections of the *C3 Plan* in addition to site features, context, design standards, and development standards.

	Parks and Recreation	Estate Residential	Low Intensity Suburban Residential	Suburban Residential	Urban Residential	Attached Residential	Neighborhood Support Center	Neighborhood Service Node	Institutional Node	Community Vitality Node	Employment Node	Regional Vitality Node	Core Support	Secondary Core	Primary Core
Parks and Recreation	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Estate Residential	B	B	B	C					C						
Low Intensity Suburban Residential	B	B	B	B			C		C						
Suburban Residential	B	C	B	B	C	C	B	C	C	C	C				
Urban Residential	B			C	B	B	B	C	C	C	C		C	C	
Attached Residential	B			C	B	B	B	B	B	B	C	C	B	C	C
Neighborhood Support Center	B		C	B	B	B			B	B					
Neighborhood Service Node	B			C	C	B		B	B	B	B	C	C		
Institutional Node	B	C	C	C	C	B	B	B	B	B	B	B	B	B	B
Community Vitality Node	B			C	C	B	B	B	B	B	B	B			
Employment Node	B			C	C	C		B	B	B	B	B	C	C	
Regional Vitality Node	B					C		C	B	B	B	B	C		
Core Support	B				C	B		C	B		C	C	B	B	B
Secondary Core	B				C	C			B		C		B	B	B
Primary Core	B					C			B				B	B	B

B = Best Fit

C = Conditional Fit



MAP LEGEND

- | | | |
|------------------------------------|-------------------------|--|
| Parks and Recreation | Institutional Node | Area for Special Study |
| Estate Residential | Community Vitality Node | Vision 2020 Plan Very Low Intensity (≤ 1.3 du/a) |
| Low Intensity Suburban Residential | Employment Node | Vision 2020 Plan Low Intensity (1.3 to 3.0 du/a) |
| Suburban Residential | Regional Vitality Node | Vision 2020 Plan Medium Intensity (3 to 5 du/a) |
| Urban Residential | Core Support | Major Street |
| Attached Residential | Secondary Core | Minor Street |
| Neighborhood Support Center | Primary Core | River |
| Neighborhood Service Node | | Monon Trail |

LAND CLASSIFICATION MAP



Map Prepared by Ground Rules, Inc.

Last Revised 02-15-2010